050.0	0006	0004.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,200 /	770,200
					USE VALUE:	770,200 /	770,200
					ASSESSED:	770,200 /	770,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		WATER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANDELAS ALEXANDRA
Owner 2:	CANDELAS GUSTAVO
Owner 3:	
Street 1:	80 CAMBRIDGEPARK DR
Street 2:	UNIT 340
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	CANDELAS ALEXANDRA -
Owner 2:	CANDELAS GUSTAVO -
Street 1:	4 WATER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,864 Sq. Ft. of land mainly classified as Office with a Office Building built about 1804, having primarily Clapboard Exterior and 3103 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	6864.000	332,100		438,100	770,200
Total Card	0.158	332,100		438,100	770,200
Total Parcel	0.158	332,100		438,100	770,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 248.21 | /Parcel: 248.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	35116
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!4226!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	332,000	0	6,864.	438,100	770,100	770,100	Year End Roll	12/18/2019
2019	340	FV	317,700	0	6,864.	438,100	755,800	755,800	Year End Roll	1/3/2019
2018	340	FV	317,700	0	6,864.	294,200	611,900	611,900	Year End Roll	12/20/2017
2017	340	FV	317,700	0	6,864.	281,700	599,400	599,400	Year End Roll	1/3/2017
2016	340	FV	317,700	0	6,864.	256,600	574,300	574,300	Year End	1/4/2016
2015	340	FV	342,400	0	6,864.	206,600	549,000	549,000	Year End Roll	12/11/2014
2014	340	FV	342,400	0	6,864.	184,600	527,000	527,000	Year End Roll	12/16/2013
2013	340	FV	342,400	0	6,864.	175,300	517,700	517,700		12/13/2012

PRINT

Date	Time
12/10/20	19:16:36

LAST REV

Date	Time
03/06/20	10:41:38
mmcmakin	
4226	

USER DEFINED

Prior Id # 1:	35116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANDELAS ALEXAN	42187-103		3/8/2004	Family	1	No	No		
JORGENSEN PETER	25034-286		12/2/1994		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	956	Re-Roof	14,525	C				
1/5/1998	6	Alterati	10,000					REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2020	Mail Update	MM	Mary M
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/22/2009	Info At Door	189	PATRIOT
6/13/2000	Measured	263	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		6864		Sq. Ft.	Site		0	70.	0.91	11									438,145						438,100	

Total AC/HA: 0.15758 | Total SF/SM: 6864 | Parcel LUC: 340 | Office | Prime NB Desc: ARLINGTON | Total: 438,145 | Spl Credit | Total: 438,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1804	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	7	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	35.2	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.15486157
Const Adj.:	1.00989902
Adj $ / SQ:	122.461
Other Features:	38172
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	512486
Depreciation:	180395
Depreciated Total:	332091

COMMENTS

NEXT TO COMM BLD, LEARNING CENTER ALL OFFICE SPACE. .

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 1 | HB 1

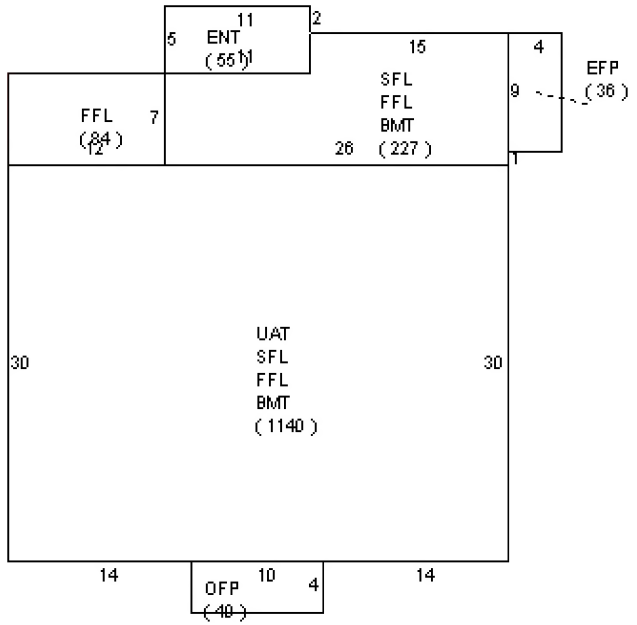
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,451	122.460	177,691
BMT	Basement	1,367	36.740	50,221
SFL	Second Floor	1,367	122.460	167,404
UAT	Upper Attic	285	93.070	26,525
ENT	ENTRY	55	26.660	1,466
OFP	Open Porch	40	44.440	1,777
EFP	Enclos Porch	36	73.320	2,639
	Net Sketched Area:	4,601	Total:	427,723
Size Ad	2818	Gross Are	5456	FinArea 3103

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	134.71
Special Features:	0	Val/Su Net:	72.18
Final Total:	332100	Val/Su SzAd	117.85

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: